



*Lovely two-bedroom mid-terraced house
in a quiet residential area*



01383 660 570



www.mcewanfraserlegal.co.uk

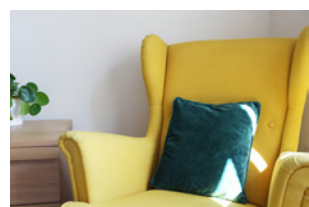


info@mcewanfraserlegal.co.uk



36 Acorn Road is a beautifully appointed villa set within a popular residential area. The property has been well maintained both inside and out by its owners and is presented to the market in move-in condition.

THE LOUNGE



The entrance is via the reception hall with access to the lounge. The lounge is pleasantly situated to the front of the property with a lovely outlook to the front with a door leading to the kitchen.

THE KITCHEN



The kitchen has a full range of modern floor and wall-mounted units and space for a dining table and chairs for more formal dining. Access is gained from here to the utility room with WC and door leading to the secluded rear gardens.



THE UTILITY & WC





To the upper level, there are two double bedrooms, one benefitting from built-in wardrobes. The family bathroom completes the accommodation on offer.

THE BATHROOM



BEDROOM 1



BEDROOM 2

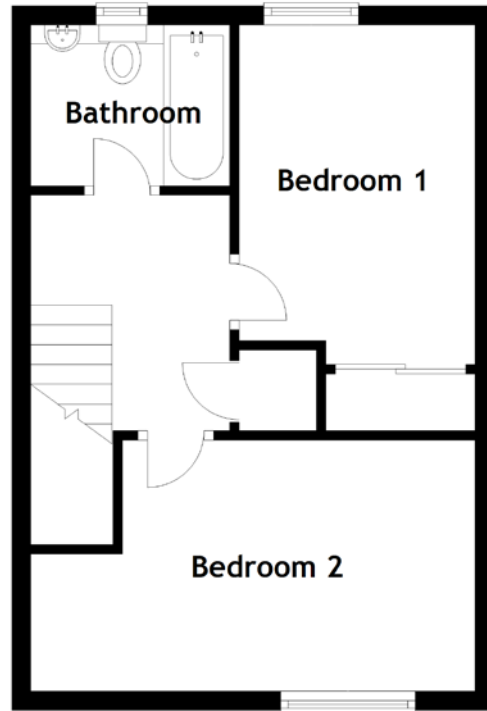


The property features gas central heating and double glazing. Off-street parking is provided at the front and there are well-maintained gardens to the front and rear. In particular, the rear gardens are mainly laid to lawn with a secure fence surrounding them.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

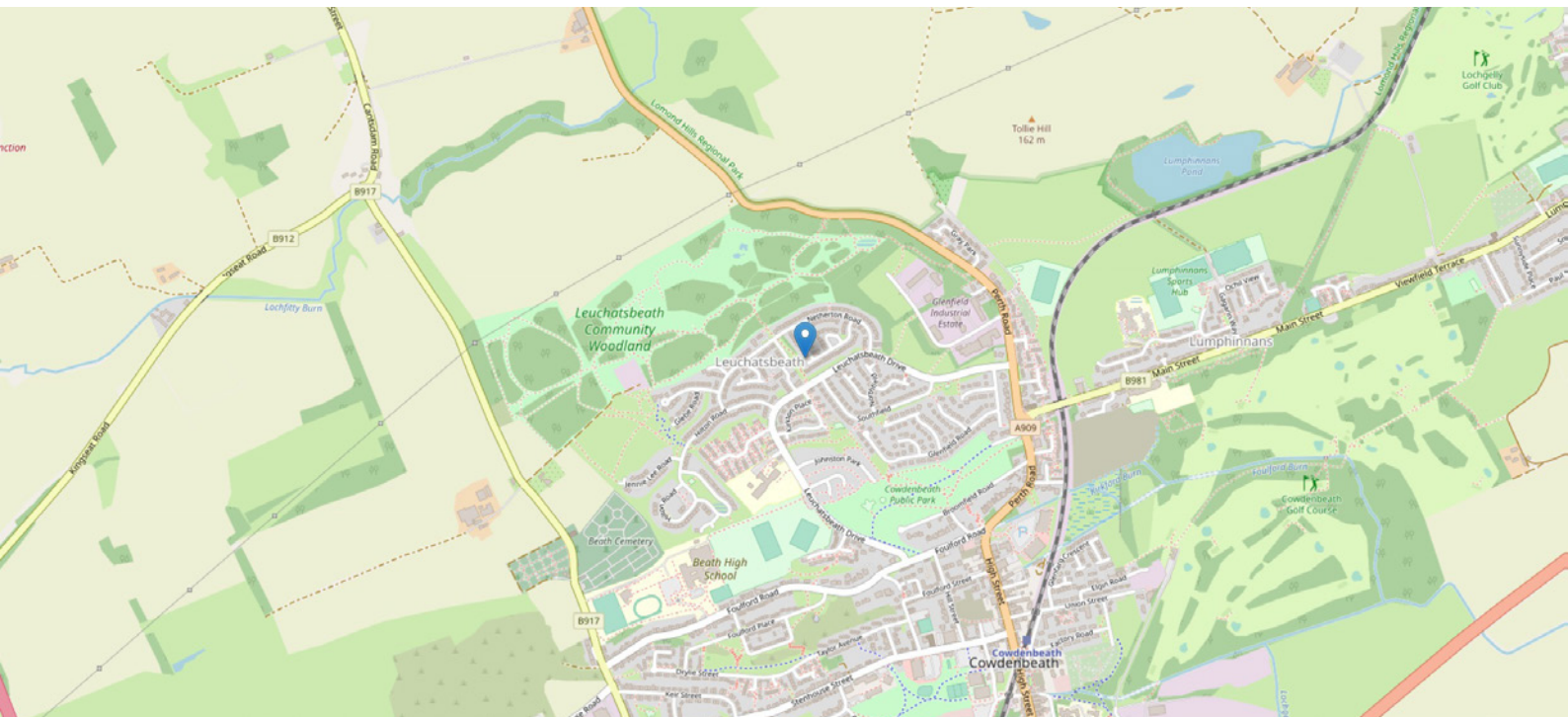


Approximate Dimensions
(Taken from the widest point)

Lounge	4.70m (15'5") x 3.60m (11'10")
Kitchen	3.35m (11') x 3.25m (10'8")
WC	1.70m (5'7") x 1.35m (4'5")

Bedroom 1	3.60m (11'10") x 2.50m (8'2")
Bedroom 2	4.70m (15'5") x 2.65m (8'9")
Bathroom	2.10m (6'11") x 1.70m (5'7")

Gross internal floor area (m²): 67m²
EPC Rating: C



THE LOCATION

Cowdenbeath lies in south-western Fife, It is some 5 miles north-east of Dunfermline and 18 miles north of the capital, Edinburgh. Cowdenbeath has its own railway station situated just off the High Street, is on the Fife Circle Line with a half-hourly service to Edinburgh. The nearby Halbeath Park and Ride allows for onward travel to Edinburgh, Edinburgh Airport, and Glasgow.





There are three primary schools in the town and Cowdenbeath is also served by one secondary school, Beath High School, where Ian Rankin, the author of the Inspector Rebus novels attended. Ian Rankin is just one of a number of notable people from the Town. The town offers a medical practice, library, and post office along with a good variety of shops. Cowdenbeath Leisure Centre is located next to Central Park in the centre of the town and has a swimming pool, gym, indoor sports facilities and three all-weather pitches for tennis or football. A small skatepark is situated outside the leisure centre. There are a number of playing fields situated around the town. The western perimeter of Cowdenbeath merges into the neighbouring village of Hill of Beath, and is bound by the natural landscape of the gentle slopes of the hill itself, and by Loch Fitty. The proximity of the M90 motorway to the south of Cowdenbeath, and to the east at a lesser extent also serves to define its lower boundary. The northern boundary of Cowdenbeath is characterised by a rural landscape, which merges into the Lochore Meadows Country Park, a very picturesque area that provides leisure and recreational outdoor amenities.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01383 660 570

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk



Text and description
JAY STEIN
Area Sales Manager



Professional photography
LEIGH ROLLO
Photographer



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.